

Valley Center Community Planning Group

Minutes for the May 12, 2008 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Susan Simpson Secretary: Deb Hoffer

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center, CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=in Accordance With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: June 16, 2008

Approved: July 14, 2008

NOV 17 2008

1. Call to Order and Roll Call by Seat #:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
P	P	P	P	P	P	P	A	P			P	P	P	P

Notes:

Quorum Established: 12

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

- a) Eric Jockinsen: Wondering where the landscaped median is in the South Village. There is no landscaping from top of grade to the Bell's property. A: Washburn – The South Village businesses did not want a median so one is not being built.
- b) John Prefontaine: Would like to see a Park and Ride in Valley Center near the bus stops.
- c) Jon Vick: Agrees that there should be a landscaped median in the Southern Village. BUT, the business owners did not want the median. There is a group of people who would like to see a median and are working on it. If you are interested, please contact Jon Vick

4. Announcements & Items of Public Interest:

- a) Valley Center Middle School, response from VCCPG:
 - Skate Park: Bill Lewis presented a conceptual plan for a skate park and what is involved in building one.
 - Trash Pickup: Leon Schwartz recommended that she start a club to do it and the Optimist Club will help.
 - Stop development/global warming: Keith Simpson wrote a letter back detailing why controlled development is important.
 - Sign to Valley Center: Susan Simpson – This is something that different groups are trying to work on it.
 - Grocery Store: Two developers are working on this. Bill Lewis is trying to work with DPLU.
 - Out door Market: ?? hand off
 - Animal Shelter: There is one in North County that is operated by the County. The rest are non-profit organizations that contract with their cities. To get one in Valley Center, a non-profit organization would have to operate it. One could also start a letter writing campaign to County Animal Control services to let Escondido Humane Society take over Valley Center Animal Control Services.
 - Traffic Lights:
- b) GP Steering Committee Update: Documents were emailed to GP Update Committee to review. Meeting tentatively scheduled for May 27th.
- c) VCCPG members must submit their 'form 700' Financial Disclosure A.S.A.P.
- d) DPLU, Devon Muto on General Plan Update Referral map changes in response to Board direction to develop a Specific Planning Area in the western portion of Valley Center with land use designations necessary to pay for the construction of a new east/west road.
Devon Muto: Aug. 2006, Bill Horn asked that DPLU make a change on the GPU map to add a road in northwest VC from Lilac Road to old 395 with increased density to support that road.

Bob Citrano: the new densities are what is required to build the road. From Circle R to north of Nelson Way, 1300 acres. Development up to 3000 units of housing and 10 acres of commercial.

Oliver Smith: The August proceedings directed a third east/west road added to the map due to fire. And the costs associated with this road.

Hofler: The community was not informed of this road. We do not need this road.

Susan Simpson: Where does this road connect to Valley Center? A: Hilldale to Rancho Lilac.

Keith Simpson: This land use change significantly changes the population and densities of Valley Center with no community input. This undermines the process. We are seeing this on a routine basis and it is unhealthy. The entire DPLU and Board of Supervisors need to know this! This road is not critical and this increased development is not necessary.

Schwartz: Agrees with the previous statement.

Layne: This looks like another downtown is being put in.

Coulombe: You have worked with us for a long time. We understand that you have to do this but it is a shock to us.

Keith Simpson: There are four maps – the DPLU map, the referral map, the hybrid map and the environmentally superior map.

Jack Fox: Two years ago, DPLU has proposed Nelson Way to be 3a but it was moved north due to opposition. This 'line on a map' now has increased density. See sheet

Anne Geinzer: We were told during the Circulation Map to stay away from densities and here we see increased density. This is not the only time that we have seen this happen. We have very little confidence that DPLU listens to anything that the VCCPG has to say.

Oliver Smith: Lou Wolfsheimer (owner of a proposed development adjacent to the SPA) – when did you find out about this Specific Planning Area?

Lou Wolfsheimer: About two weeks ago.

Charleen Ayers from El Cajon: When the draft land use map came in front of the Planning Commission, land owners created a ruckus. Then the referral map was made. After the referral process was finalized, no other changes were allowed. The only ones allowed had to do with the Circulation element.

Larry Glavinic: We had sensitivity to people that had their land use changed. We voted to have an equity mechanism in place before anything else is finalized. Would this be part of the equity mechanism? A: Not at this time. It is not our intent to develop an equity mechanism.

Lael Montgomery: Is this the SPA that would pay for the new road the only one in the County? A: Yes

Jon Vick: This is a bogus development. There is a lot more than we see. Someone is benefiting from this. There is a huge conflict of interest. This is horrible planning.

Andrea Hock: Has anyone looked into how this affects schools, fire stations, other aspects of our community? A: Yes we look into all of that and it will require new services.

Tom Hunt: This road is only half of the east /west connection. This will not pay for 3c which is the critical connection. Yet there is no plan for it. What is the relative cost of 3a vs 3c? We can assume that it is 2.5 times the cost. Then how many homes have to be built?

Quisquis: We need to express our outrage that this is happening. This is scandalous. How much should this community take? We should consider an outright vote of lack of confidence.

K. Simpson: Staff was given direction from the BOS to add this to the referral map. This issue is directed to the BOS.

Hofler: The BOS needs to know that VC residents see nothing that would benefit VC. This area is far from any services/amenities. It increases density in VC by 35%. This road does not benefit any other residents of VC. There is nothing else that I can fathom that could be a benefit.

Motion: Based on the information given today, the VCCPG vehemently opposes the increased density that would 'pay' for a road, '3a'. This segment, 3a, has never been considered critical to circulation to any resident that has worked on the Circulation Element in Valley Center.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MCINTROSS	K. SIMPSON			LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	A	N			Y	Y	Y	Y

Maker/Second: Hofler/S.Simpson									Carries: 11 – 1 - 0					
Notes: Chair will write a letter to Supervisor Bill Horn														
5. Approval of Minutes:														
Motion: The PG approves the April 14, 2008 minutes as disseminated.														
Maker/Second: Quinley/Robertson									Carries (Y-N-A): 12 - 0 – 0					
Notes:														
6. Land Use Items:														
6.a. Vacation 2007-0172 (Layne)														
Discussion & Comments: Department of General Services request to vacate parcels dedicated for future street use adjacent to Banbury Drive. This is a very steep parcel that is not useful for a road. It makes no sense. This lifts the easement. The acreage is 1.3 acres. The property cannot be split. The neighbors are OK with it.														
Motion: Recommend vacate this lot.														
SCHWARTZ	S.SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K.SIMPSON			LAYNE	HOFLEER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	R
Maker/Second: Layne/Schwartz									Carries: 12 – 0 – 0					
Notes: Shoemaker recuses due to financial issues.														
6.b. AD 08-010, (S. Simpson)														
Discussion & Comments: Vista Terrace off Lilac Rd. fence line adjustment, owner Kirkpatrick. The home owner built a fence within the 10 foot setback. The fence and road are very well maintained. It is on the cul de sac and abuts an existing fence. The fire dept. has no problem with it. DPLU is OK with it. Everything is done to code.														
Motion: Approve the request by the proponent to keep the fence as built.														
SCHWARTZ	S.SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K.SIMPSON			LAYNE	HOFLEER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	R
Maker/Second: S. Simpson / Robertson									Carries: 12 – 0 - 0					
Notes: Shoemaker recuses himself														
6.c. AD08-015, (Robertson)														
Discussion & Comments: Mirar de Valle, office space addition to garage, Owner: Rattery. This is well within the property line. The trailer has been there for 30 years. Now building a pool. The inspectors are now requiring an administrative permit for the trailer. The owner has improved the trailer. The owner is now adding a 460 sq ft room as well.														
Motion: approve the project as presented														
SCHWARTZ	S.SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTRUSS	K.SIMPSON			LAYNE	HOFLEER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	Y
Maker/Second: Robertson/VanKoughnett									Carries (Y-N-A): 13 – 0 - 0					
Notes:														
6.d. P82-022W2, (K. Simpson)														

Discussion & Comments: Castle Creek Condos are a senior living development Castle Creek Rd. & Circle R Rd. update. This is a sheet that had not been submitted with the prior documents. There are no changes. Beverly Bartlett – The developer is not changing anything based on DRB's recommendations. This is very high density

Motion: To no action until the next iteration.

S C H W A R T Z	S I M P S O N	Q U I N L E Y	C O U L O M B E	W A S H B U R N	R O B E R T S O N	S M I T H	M O N T R O S S	K S I M P S O N			L A Y N E	H O F L E R	V A N K O U G H N E T T	S H O E M A K E R

Maker/Second: K. Simpson/Hofler

Carries (Y-N-A):

Notes:

6.e. TPM 21106. (Van Koughnett)

Discussion & Comments: Fox Run Lane, 5.3 Acres into 2 lots owner Sarah Beers, Engineers Paxon Surveying, This is DPLU's response to the proponent.

Motion: to no action

6.f. TM5494RPL. (Washburn)

Discussion & Comments: Replacement map. Double K Road and Sierra Rojo Road, lot split 40 acres into 6 lots.

Motion: to approve the replacement map

S C H W A R T Z	S I M P S O N	Q U I N L E Y	C O U L O M B E	W A S H B U R N	R O B E R T S O N	S M I T H	M O N T R O S S	K S I M P S O N			L A Y N E	H O F L E R	V A N K O U G H N E T T	S H O E M A K E R
Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	Y

Maker/Second: Washburn/VanKoughnett

Carries: 13 – 0 - 0

Notes:

6.g. TM 5446RPL. (Smith)

Discussion & Comments: West Oak Glen Rd across from high school. Subdivision update, 20 acre, 9 lot split, engineers Masson & assoc. The Planning Commission approved this project. This is informational only.

6.h. TPM 21002. (Coulombe)

Discussion & Comments: 291610 Mac Tan map update 5 acres into 2 lots, owner Tam. We have already approved this. There are minimal changes.

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6.h. TPM 21002. (Coulombe)

Discussion & Comments: 291610 Mac Tan map update 5 acres into 2 lots, owner Tam. We have already approved this. There are minimal changes.

6.i. TPM 20842. (Coulombe)

Discussion & Comments: in the area of Air Flight RD. 4 lot split. Already approved.

7. Announcements & Items of Interest to the VCCPG:

- a) Seat Vacancy #11 – Jerome Vanlancker – Retired US Marine Corps. Still works at Camp Pendelton. Understands that there must be progress but it must be controlled development. The other two candidates are Gunner Hanson and Bill Brodhag. Vanlancker – 8; Hanson – 4. The chair will inform Sup. Bill Horn and he needs to approve the nomination.

[illegible]

- b. S08-005 (Schwartz) S. Cole Grade Rd. VC Towing
- c. P04-038 (Shoemaker) Lilac Ranch
- d. P08-016 (Layne) Bottle Peak Verizon Wireless
- e. TPM 21103 (Montross) Spearhead Trail 11.6 into 2 parcels, owner McBride
- f. DPW, Code Enforcement Update

11.

Motion to Adjourn:

Maker/Second:

Vote:

Notes: Smith/Hofler – 10 minute extension. 13 – 0 - 0